



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		PINE RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	PAGLIERANI LAWRENCE A PAIGE		
Owner 2:	PAGLIERANI		
Owner 3:			
Street 1:	16 PINE RIDGE RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-5003		Type:

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1977, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		52272		SQUARE FE	PRIME SITE		0	6.78	1.371	R3									486,001						486,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	249,500	900	1.200	486,000	736,400
Total Card	249,500	900	1.200	486,000	736,400
Total Parcel	249,500	900	1.200	486,000	736,400
Source:	Market Adj Cost		Total Value per SQ unit /Card:		273.96
			/Parcel:		273.96

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/07/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	249,500	900	1.2	486,000	736,400	736,400	Year End Roll	9/28/2017
2017	101	FV	242,500	900	1.2	458,800	702,200	702,200	Year End Roll	9/29/2016
2016	101	FV	237,900	900	1.2	445,100	683,900	683,900	Year End Roll	1/14/2016
2015	101	FV	235,600	900	1.2	412,200	648,700	648,700	Year End	10/2/2014
2014	101	FV	221,900	1600	1.2	369,200	592,700	592,700	Year End Roll	1/23/2014
2013	101	FV	217,100	1600	1.2	358,400	577,100	577,100	Year End Roll	10/25/2012
2012	101	FV	221,900	1600	1.2	394,200	617,700	617,700	Year End	1/26/2012
2011	101	FV	226,600	1600	1.2	400,700	628,900	628,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DANOSKY EDWARD	13187-216		5/11/1977		24810	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS+INSPCTD	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
1/13/1996	MEAS+INSPCTD	606	J SMITH
11/1/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.20000	Total SF/SM:	52272.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	486,001	SpI Credit	Total:	486,000
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